

Document details

< Back to results | 1 of 1

Export Download Print E-mail Save to PDF Add to List More... >
Full Text View at Publisher

International Journal of Law in the Built Environment
Volume 9, Issue 3, 2017, Pages 256-271

Measures in curbing poor compliance to building control regulation among renovated terrace houses (Article)

Sabri, B.K.M.^a Ujang, N.^a Arif, A.M.M.^b Aripin, S.^c

^aDepartment of Design and Built Environment, University Putra Malaysia, Serdang, Malaysia
^bDepartment of Resource Management and Consumer Studies, University Putra Malaysia, Serdang, Malaysia
^cDepartment of Architecture, International Islamic University Malaysia, Kuala Lumpur, Malaysia

Abstract View references (29)

Purpose: The purpose of this study is to explore measures taken by local authorities in curbing poor compliance among renovated terrace houses in the state of Selangor, Malaysia. **Design/methodology/approach:** A qualitative methodology was selected in the data collection and analysis of the study. Seven local authority officers from seven selected local authorities were invited to participate in a face-to-face interview session to share their experience. A focus group was conducted for the purpose of confirming the validity of the data collected during the interview session. The focus group consisted of 32 officers in charge of building control enforcement invited from 11 local authorities within Selangor State. **Findings:** The results show that collecting revenue rather than ensuring compliance is the main objective among the authorities responsible for enforcing the regulations. There are four common tools adopted to penalize the offenders, which are compounds, demolition, prosecution and court orders, with a mix of opinions on their objective achievement. Major obstacles identified in the implementation of the enforcement task are low staffing capacity in monitoring and inspection, difficulties in preparing investigation paper and problems carrying out the demolition of illegal extensions. **Originality/value:** The study uncovers obstacles to enforcing regulations on home renovations. The findings contribute toward improving the enforcement practices of local building control authorities. © 2017, © Emerald Publishing Limited.

Author keywords

Compliance Enforcement Local authority Renovation Strategies Terrace houses

ISSN: 17561450 DOI: 10.1108/IJLBE-06-2017-0018
Source Type: Journal Document Type: Article
Original language: English Publisher: Emerald Group Publishing Ltd.

References (29) View in search results format >

All Export Print E-mail Save to PDF Create bibliography

1 Ali, A.S., Kamaruzzaman, S.N., Salleh, H.
The characteristics of refurbishment projects in Malaysia
(2009) *Facilities*, 27 (1-2), pp. 56-65. Cited 13 times.
doi: 10.1108/02632770910923090
View at Publisher

Metrics ?

0 Citations in Scopus
0 Field-Weighted Citation Impact

PlumX Metrics
Usage, Captures, Mentions, Social Media and Citations beyond Scopus.

Cited by 0 documents

Inform me when this document is cited in Scopus:
Set citation alert >
Set citation feed >

Related documents

Examining the root causes of deficient building control and its nonconforming impacts in Lahore
Aziz, A.
(2018) *Journal of Urban Planning and Development*
Guest Editorial
Balandin, S.
(2004) *AAC: Augmentative and Alternative Communication*

A tentative discussion on the risk evaluation of slag debris flow based on disaster-resisting capability: A case study of the Xiaoqinling gold mining area
Chen, H. , Yang, M. , Zhang, J.
(2015) *Geological Bulletin of China*
View all related documents based on references

Find more related documents in Scopus based on:
Authors > Keywords >

- ☐ 2 Alnsour, J., Meaton, J.
Factors affecting compliance with residential standards in the city of Old Salt, Jordan

(2009) *Habitat International*, 33 (4), pp. 301-309. Cited 12 times.
www.elsevier.com/inca/publications/store/4/7/9/.
doi: 10.1016/j.habitatint.2008.08.003

[View at Publisher](#)

- ☐ 3 Amir, O., Lobel, O.
Liberalism and lifestyle: Informing regulatory governance with behavioural research

(2012) *European Journal of Risk Regulation*, 3 (1), pp. 17-25. Cited 8 times.
<https://www.cambridge-org.ezlib.iium.edu.my/core/journals/european-journal-of-risk-regulation/all-issues>
doi: 10.1017/S1867299X00001768

[View at Publisher](#)

- ☐ 4 Baffour Awuah, K.G., Hammond, F.N.
Determinants of low land use planning regulation compliance rate in Ghana

(2014) *Habitat International*, 41, pp. 17-23. Cited 9 times.
www.elsevier.com/inca/publications/store/4/7/9/.
doi: 10.1016/j.habitatint.2013.06.002

[View at Publisher](#)

- ☐ 5 Becker, G.S.
Crime and punishment: an economic approach
(1968) *Journal of Political Economy*, 76 (2), pp. 169-217. Cited 4479 times.

- ☐ 6 Boamah, N.A., Gyimah, C., Bediako Nelson, J.K.
Challenges to the enforcement of development controls in the Wa municipality

(2012) *Habitat International*, 36 (1), pp. 136-142. Cited 30 times.
www.elsevier.com/inca/publications/store/4/7/9/.
doi: 10.1016/j.habitatint.2011.06.010

[View at Publisher](#)

- ☐ 7 Burby, R.J., May, P.J., Paterson, R.C.
Improving compliance with regulations: Choices and outcomes for local government

(1998) *Journal of the American Planning Association*, 64 (3), pp. 324-334. Cited 61 times.
doi: 10.1080/01944369808975989

[View at Publisher](#)

- ☐ 8 Chayes, A., Chayes, A.H., Mitchell, R.B.
Managing compliance: a comparative perspective
(1998) *Engaging Countries: Strengthening Compliance with International Environmental Accords*, pp. 39-62. Cited 55 times.
Weiss, E.B. and Jacobson, H., and (Eds), MIT Press, Cambridge, MA

- ☐ 9 Creswell, J.W.
(2007) *Qualitative Inquiry & Research Design*. Cited 14667 times.
2nd ed., Sage Publication, London

- ☐ 10 Heijden, J.
(2006) *Enforcing Dutch building regulations*
paper presented at the ENHR conference, Urban planning institute of the republic of Slovenia

-
- ☐ 11 Heperle, E., Gough, R.D., Maliene, V., Mansberger, R., Paulsson, J., Podor, A.
Land management: Potential, problems and stumbling blocks
(2013) *Urban Design International*, 18 (3), pp. 252-253.
-
- ☐ 12 JariaMaidin, A., Kadouf, H.A., SarahSulaiman, S.
The role of law in fostering sustainability in the built environment industry: The Malaysian experience

(2012) *Australian Journal of Basic and Applied Sciences*, 6 (11), pp. 90-96.
<http://www.ajbasweb.com/ajbas/2012/Special%20oct/90-96.pdf>
-
- ☐ 13 Kagan, R.A.
Understanding regulatory enforcement
(1989) *Law &Policy*, 11 (2), pp. 90-116.
-
- ☐ 14 Kwartler, M.
Regulating the good you can't think of

(1998) *Urban Design International*, 3 (1-2), pp. 13-21. Cited 6 times.
doi: 10.1057/udi.1998.3

[View at Publisher](#)
-
- ☐ 15 May, P.J., Winter, S.
Regulatory enforcement and compliance: Examining danish agro-environmental policy

(1999) *Journal of Policy Analysis and Management*, 18 (4), pp. 625-651. Cited 93 times.
<http://www.interscience.wiley.com.ezlib.iiium.edu.my/jpages/0276-8739>
doi: 10.1002/(SICI)1520-6688(199923)18:4<625::AID-PAM5>3.0.CO;2-U

[View at Publisher](#)
-
- ☐ 16 Meriam, S.B.
Qualitative research
(2009) *A Guide to Design and Implementation*. Cited 2320 times.
Jossey-Bass, San Francisco, CA
-
- ☐ 17 Merton, R.K.
Bureaucratic structure and personality

(1940) *Social Forces*, 18 (4), pp. 560-568. Cited 348 times.
doi: 10.2307/2570634

[View at Publisher](#)
-
- ☐ 18 Mitchell, R.B.
Compliance Theory: A Synthesis

(1993) *Review of European Community & International Environmental Law*, 2 (4), pp. 327-334. Cited 22 times.
doi: 10.1111/j.1467-9388.1993.tb00133.x

[View at Publisher](#)
-
- ☐ 19 Omar, O.E., Endut, E., Saruwono, M.
Adapting by altering: spatial modifications of terraced houses
(2010) *Asian Journal of Environment-Behaviour Studies*, 1 (3), pp. 2-10.
-

- ☐ 20 Parker, C.
The "compliance" trap: The moral message in responsive regulatory enforcement

(2006) *Law and Society Review*, 40 (3), pp. 591-622. Cited 77 times.
doi: 10.1111/j.1540-5893.2006.00274.x

[View at Publisher](#)

- ☐ 21 Branco Pedro, J., Branco Pedro, J., Visscher, H.
Building control systems of European Union countries: A comparison of tasks and responsibilities

(2010) *International Journal of Law in the Built Environment*, 2 (1), pp. 45-59. Cited 8 times.
doi: 10.1108/17561451011036513

[View at Publisher](#)

- ☐ 22 Rooij, B.
(2006) *Regulating Land and Pollution in China Lawmaking, Compliance, and Enforcement: Theory and Cases*. Cited 95 times.
Leiden University Press

- ☐ 23 (2016) *Landed properties still in demand*
(accessed, 15 January 2017
<http://property360online.com/landed-properties-still-in-demand/>.

- ☐ 24 Saji, N.
A review of Malaysian terraced house design and the tendency of changing
(2012) *Journal of Sustainable Development*, 5 (5), pp. 140-149. Cited 8 times.

- ☐ 25 Sarkheyli, E., Sharifi, A., Rafeian, M., Bemanian, M.R., Murayama, A.
An investigation of the reasons for non-compliance with FAR regulations in Tehran

(2012) *Cities*, 29 (4), pp. 223-233. Cited 6 times.
doi: 10.1016/j.cities.2011.09.004

[View at Publisher](#)

- ☐ 26 (1974)
, (Act 133), Incorporating all Amendments up to 1 January 2006, Under the authority of The Revision of Laws Act 1968 in collaboration with Percetakan Nasional Malaysia Berhad

- ☐ 27 (1976)
) (Act 172), Incorporating all Amendments up to 1 January 2006, Under the authority of The Revision of Laws Act 1968 in collaboration with Percetakan Nasional Malaysia Berhad

- ☐ 28 (1984)
Amendment as at 15th December 2008, International Law Book Services, Petaling Jaya

- ☐ 29 Yin, R.K.
(2003) *Application of Case Study Research*. Cited 2420 times.
Sage Publications, London

About Scopus

What is Scopus
Content coverage
Scopus blog
Scopus API
Privacy matters

Language

日本語に切り替える
切换到简体中文
切换到繁體中文
Русский язык

Customer Service

Help
Contact us

ELSEVIER

[Terms and conditions](#) [Privacy policy](#)

Copyright © 2018 Elsevier B.V. All rights reserved. Scopus® is a registered trademark of Elsevier B.V.

Cookies are set by this site. To decline them or learn more, visit our [Cookies page](#).

 RELX Group™